





# 91 Christine Avenue, Rushwick

Offers Over £280,000

3 1 2





Introducing this charming three-bedroom semi-detached family home in the popular location of Rushwick. Owned by the current family since 1974, this home is now ready for a new family to enjoy and personalize. The property was thoughtfully extended across the rear in the 1980s, and there is still further potential to extend (STPP). The well-loved, private garden is adorned with a variety of mature plants, shrubs and a fruit tree, offering a serene outdoor space. The ground floor features two spacious reception rooms and a well-appointed kitchen. Upstairs, you'll find three bedrooms and a family bathroom. Additional features include gas central heating, double glazing, a garage to the rear, and a driveway at the front.

Access to the property is gained via the front door, leading into a welcoming hallway. From here, a straight flight of stairs ascends to the first floor, and doors provide entry to all ground floor accommodations, including a convenient understairs storage area. The dining room is located at the front of the property and features a charming bay window, adding character and natural light.

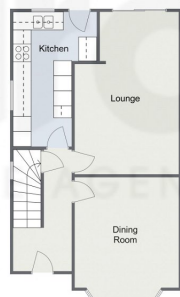
The lounge, situated at the rear, has been extended to provide additional living space and includes sliding patio doors that open onto the garden. The kitchen, also extended, is well-equipped with base and eye-level units, roll-top work surfaces, and ample space for a washing machine, dishwasher, and fridge freezer. It boasts a built-in eye-level double oven and a stainless steel sink. UPVC windows ensure plenty of natural light, and there is a rear door that opens out onto the garden.

On the first floor, there are three bedrooms: two doubles and one single. The family bathroom is also located on this level. The property benefits from gas central heating and double glazing throughout.

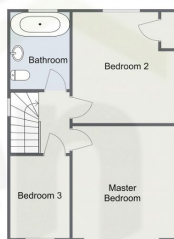
The rear garden is both deceptive in size and wonderfully private, with no buildings overlooking from behind. It enjoys plenty of sunlight, making it an ideal space for gardening enthusiasts. The garden can be accessed from both the kitchen and the lounge, providing a seamless indoor-outdoor living experience. Over the years, the garden has been lovingly maintained and features a mature cherry tree that blossoms beautifully. There is also a



Christine Avenue, Rushwick, Worcester  
Ground Floor



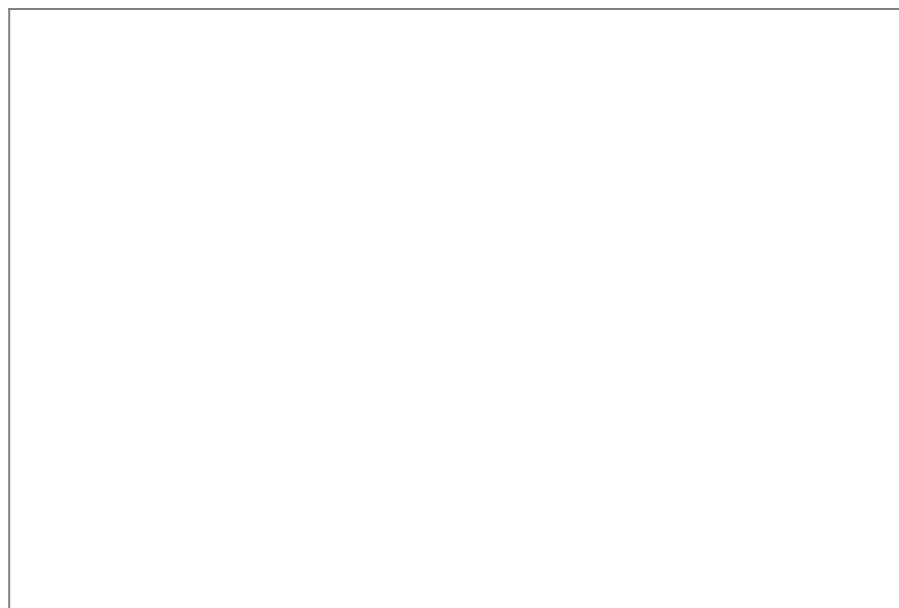
First Floor



Total Area Approx  
108.1 Sq M  
1163.6 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Rushwick Village Location
- Two Reception Rooms
- Bay Window
- Lovely Garden
- Scope To Extend (STPP)
- Garage & Driveway



For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

